

SECOND AMENDMENT TO APPLICATION OF ZENA NEMETZ AND BACK BAY RESTORATIONS, INC.
TO BOSTON REDEVELOPMENT AUTHORITY DATED FEBRUARY 27, 1976

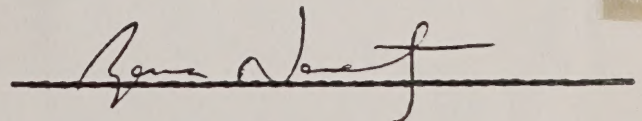
The above-captioned Application is hereby amended as follows:

1. Delete the second sentence of Paragraph 6 of the Application and substitute therefor the following:

The Project will contain approximately eighty dwelling units for families and persons as follows: Fifteen (15) efficiency units; Thirty-seven (37) one-bedroom units; Sixteen (16) two-bedroom units and Twelve (12) three-bedroom units.

The revisions are for the purpose of preserving and restoring original interior spaces, staircases and decorative details to achieve "a certification of rehabilitation.... (from the Secretary of the Interior) pursuant to....the Tax Reform Act of 1976 and National Park Service regulations... The National Park Service has determined that the proposed rehabilitation project meets the Secretary of the Interior's 'Standards for Rehabilitation'." Also accomplished are larger apartments, more family units and community space.

EXECUTED under oath this 6th day of February, 1978



BACK BAY RESTORATIONS, INC.

By _____
Its Clerk

MEMORANDUM

FEBRUARY 16, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: ZENA NEMETZ AND BACK BAY RESTORATIONS, INC.
 SECOND AMENDMENT TO CHAPTER 121A APPLICATION AND
REPORT AND DECISION

On May 6, 1976, the Authority approved the Report and Decision on the Application and First Amendment of Zena Nemetz and Back Bay Restorations for a project to be undertaken pursuant to Chapter 121A, as amended. A request has been submitted for the Authority's approval for a Second Amendment to the Application and Report and Decision.

The Project involves the rehabilitation and renovation of residential space on six (6) locations in the Back Bay section of Boston. The Project is located at 199 and 238 Marlborough Street and 148, 274-276, 278-282 and 298 Commonwealth Avenue.

The Second Amendment proposes to change the number and composition of dwelling units as follows:

<u>ORIGINAL</u>	<u>PROPOSED</u>
86 dwelling units	80 dwelling units
13 efficiency	15 efficiency
49 one-bedroom	37 one-bedroom
14 two-bedroom	16 two-bedroom
10 three-bedroom	12 three-bedroom

There will be fewer one-bedroom units and more two and three-bedroom units, a change which is in keeping with the sentiments of the community to have larger apartments and more family units. The purpose of the revision is to preserve and restore original interior spaces, staircases and decorative details to achieve a certification of rehabilitation from the Secretary of the Interior pursuant to the Tax Reform Act of 1976 and National Park Service regulations. The Applicant reports also that the change has been approved by the Back Bay Architectural Commission.

The Chief General Counsel has reviewed the request and deems that it does not involve a fundamental change in the approved Project.

It is therefore recommended that the Authority adopt and approve the Second Amendment to the Report and Decision and Application of Zena Nemetz and Back Bay Restorations, Inc.

Appropriate Votes follow:

1. VOTED: That the Authority's Report and Decision dated May 6, 1976 on the Chapter 121A Application of Zena Nemetz and Back Bay Restorations, Inc., be amended by deleting the second sentence of the second paragraph of Section B and substituting the following:

Eighty (80) dwelling units are to be created with the following unit composition:

- 15 efficiency units
- 37 one-bedroom units
- 16 two-bedroom units
- 12 three-bedroom units

2. VOTED: That the 121A Application of Zena Nemetz and Back Bay Restorations, Inc., be amended by deleting the second sentence of Paragraph 6 and substituting the following:

The Project will contain approximately eighty dwelling units for families and persons as follows: Fifteen (15) efficiency units; Thirty-seven (37) one-bedroom units, Sixteen (16) two-bedroom units, and Twelve (12) three-bedroom units.